

DUMONT JOINT LAND USE BOARD MINUTES FOR APRIL 27, 2010 MEETING

Flag Salute

SESSION: This is a meeting of the Joint Land Use Board, of the Borough of Dumont, held in the Council Chambers.

**April 27, 2010
7:30 PM**

SUNSHINE LAW: This meeting is a regularly scheduled meeting of the Joint Land Use Board, of The Borough of Dumont, held in the Council Chambers on April 27, 2010. The date, time, and location were established by the resolution of the Board. A copy of the resolution was forwarded to ***The Record*** and the ***Ridgewood News***, the official newspapers of the Borough of Dumont, filed with the Borough Clerk and posted in the Borough Hall of the Borough of Dumont. All notice requirements of the Open Public Meetings Act of the State of New Jersey have been fulfilled.

ROLL CALL:

Thomas Trank	P	Marian Reitano	A	Kenneth Freeman	P
Elizabeth Marchese	P	Ken Melamed	P	Robert Huth	A
Eric Abrahamsen	A	William Goodman	P	Elmer Pacia Alt # 3	P
Chairman Timothy Hickey	P				

Others: Board Attorney – Kaufman, Bern, Deutsch & Leibman: Marc Leibman-P
Borough Engineer – Birdsell Engineering: Chas Holloway-NA
Borough Planner – Neglia Engineering: Dan Kaufman-NA
Board Clerk - Rosalia Bob-P

BUSINESS: Review and Approval of Business Professional Invoices

Chairman Timothy Hickey states that he will sign off on these items as the meeting proceeds.

BUSINESS: Approval of March 2010 Minutes

Chairman Timothy Hickey states that he is tabling this item till next month's meeting held on May 25, 2010.

BUSINESS: Review and Approval of all Business Professional RFQ's

Chairman Timothy Hickey states that the resumes of the radio frequency experts had not been received so this matter must be tabled till next month's meeting held on May 25, 2010. Marc Leibman states that the board can advertise separately specially for a radio frequency expert. He states the board may not have any success but we can try this alternate route.

BUSINESS: Swearing in of Joint Land Use Board Member:
Irwin Buchheister

Irwin Buchheister was appointed as the board's Alternate # 1 member. Irwin Buchheister is now a regular member of the board and was sworn in and notarized by the board attorney, Marc Leibman.

BUSINESS: Discussion on Cell Tower Application: T-Mobile Northeast, LLC
75 Armor Place: Block – 203, Lots – 19 and 20

The board attorney, Marc Leibman begins the discussion by explaining to the board members that the applicant submitted an application which calls for a cell tower on top of an existing building. Marc Leibman states that the application was forwarded over to the Borough's attorney, Gregg Pastor who has been in discussions with the applicant's attorney to which they have begun negotiations for the cell tower to be placed on Borough property. Marc Leibman states that the applicant is perusing a municipal bid.

BUSINESS: Discussion on St. Mary's Senior Housing Development Parking Issue

Chairman Timothy Hickey states that it has been brought to the board's attention that inside the resolution for the St. Mary's Senior Housing Development that there was a stipulation that if any parking issues had arisen the applicant would be mandated to come back to the board 6 months after the Certificate of Occupancy had been issued and this would be for a review of parking and traffic patterns. Chairman Timothy Hickey states that the municipality has been alerted of parking issues on the property. Marc Leibman and Elizabeth Marchese ask how the town was notified of parking issues. The zoning officer, Steve Cavadias states that our office was alerted initially to problem from the Fire Department to which individuals were parking in the fire lanes, blocking entrances and parking in the middle of drive lanes. He explains that warnings were first issued to vehicles and then tickets were written. Steve Cavadias states that situation escalated when Father Bob sent a letter to the Chief of Police indicating for any resident's vehicles from the senior housing be towed if parked in church parking and then upon this Catholic Charities sounded back by having any church parishner's vehicles towed when parked in residential parking. Marc Leibman states that a letter must be sent to the applicant's attorney with a copy of their original resolution highlighting paragraph K page 15 regarding parking review and the letter must indicate that the board has been advised informally of significant parking / traffic issues and must submit to the jurisdiction of the board an application and produce a current traffic report and a parking report for the board's professionals to review in advance of a hearing and notice for said hearing.

BUSINESS: Discussion on 275 Depew Street Lot Merge

Chairman Timothy Hickey states that the property owner is not here this evening so this matter will be tabled till next month's meeting held on May 25, 2010 so that they can be present.

Motion to Adjourn: Elizabeth Marchese
2nd by: Thomas Trank

Minutes respectfully submitted by:
Rosalia Bob
Joint Land Use Board Clerk